

**AGENDA  
PLANNING BOARD  
MARCH 9, 2020**

**AGENDA ITEM #4A  
NEW APPLICATIONS-Completeness Review Only**

**TRUSTEES OF DARTMOUTH  
COLLEGE (Property Owner) and  
MICHAELS STUDENT LIVING, LLC  
(Applicant); 401 MOUNT SUPPORT  
ROAD (Tax Map 24, Lot 2), zoned  
R-1, R-3 and RL-3**



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

March 9, 2020 Meeting

Staff Memorandum – #PB2020-07-SPR

#### **APPLICATION INFORMATION**

**Agenda Item:**

4.A

**Application ID#:**

#PB2020-07-SPR

**Application Type:**

Site Plan Review and Major  
Subdivision Review for a 309-unit  
multi-family residential development

**Property Location & Tax Map:**

401 Mount Support Road (Tax Map  
24, Lot 2)

**Property Owner:**

Trustees of Dartmouth College

**Applicant:**

Michaels Student Living, LLC

**Property Size:**

+/-53.3 acres

**Zoning District:**

R-1, R-3, and RL-3

#### **LEGAL NOTICE**

TRUSTEES OF DARTMOUTH COLLEGE (Property Owner) and  
MICHAELS STUDENT LIVING, LLC (Applicant); 401 MOUNT  
SUPPORT ROAD (Tax Map 24, Lot 2), zoned R-1, R-3 and RL-3:  
Request to construct a multi-family complex consisting of 309 units in  
four buildings, with associated access, parking, and other  
improvements. #PB2020-07-SPR

#### **PLANS AND APPLICATION MATERIALS**

- ▶ Application form
- ▶ Letter from VHB dated February 10, 2020 (project description; 5 pages)
- ▶ Letter from Phil Hastings, Esq., of Cleveland, Waters and Bass, P.A., dated February 7, 2020 (description of waiver requests; 3 pages)
- ▶ Application for Waivers (4 pages)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Subdivision Regulations Technical Checklist for Preliminary Major Subdivision (5 pages)
- ▶ Excerpt from plan set titled "Proposed Multi-Family Housing Project, 401 Mount Support Road, Lebanon, Grafton County, New Hampshire" prepared by VHB, dated February 10, 2020, VHB Project: 52621.01 (Sheets 1, 3, and 4 of 46)

*On file and available for review at available for review at the Planning & Development Department:*

- ▶ Letter dated February 10, 2020 from VHB (narrative for Conditional Use Permit to allow excess parking; 2 pages)
- ▶ Memo to Kristina Vagen, Michaels Development, from Jason R. Plourde, P.E., dated February 7, 2020 (traffic impact assessment)
- ▶ Drainage report titled "Proposed Multi-Family Housing Project, Lebanon, New Hampshire," prepared for Michaels Student Living LLC, dated February 2020.
- ▶ Plan set titled "Proposed Multi-Family Housing Project, 401 Mount Support Road, Lebanon, Grafton County, New Hampshire" prepared by VHB, dated February 10, 2020, VHB Project: 52621.01 (46 sheets)



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**THRESHOLD WAIVER REQUESTS**

The applicant proposes to develop the subject property with four (4) buildings containing a total of 309-dwelling units. This multi-building, multi-family residential development is a major subdivision as that term is defined in Section 5 of the Subdivision Regulations. As such, the proposed development requires design review/preliminary major subdivision review prior to site plan review and final major subdivision review. For the reasons set forth in the attached letter from Phil Hastings, Esq., P.A., dated February 7, 2020, the applicant requests a waiver from the requirement to obtain design review/preliminary major subdivision review pursuant to Section 10.2 of the Subdivision Regulations. Staff recommends that the Board consider this request as a threshold matter before proceeding with the completeness review.

The applicant also requests a waiver from Section 7.2 of the Subdivision Regulations requiring the payment of Planning Board application fees. More specifically, as set forth in the letter from Phil Hastings, the applicant requests permission to use an alternative method of calculating the application fees in order to reduce the fee from \$45,975.00 to \$21,778.00. Staff suggests that the Board also consider this waiver request prior to the completeness review.

**COMPLETENESS REVIEW & STAFF COMMENTS**

This application has been reviewed in accordance with the Lebanon Site Plan Review Regulations and Subdivision Regulations. The Planning & Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

As described in the attached Application for Waivers, the applicant has requested waivers from the following major subdivision submission requirements as set forth in Section 10 of the Subdivision Regulations: *Sections 10.4.A.1.f, g, h, and i*; and *Sections 10.4.B.1.b, c, d, e, f, g, h, and i*. Pursuant to Section 7.7.D of the Subdivision Regulations, staff has made a preliminary determination that the requested waivers meet the standards of Section 7.15 ("Waiver of Regulations").

As described in the attached Application for Waivers, the applicant has also requested waivers from the following site plan submission requirements as set forth in Article V of the Site Plan Regulations: *Sections 5.1.E.7, 15, and 16*. Pursuant to Section 4.7.D of the Site Plan Review Regulations, staff has made a preliminary determination that the requested waivers meet the standards of Section 7.1 ("Waiver of Regulations").

Prior to making a completeness determination staff recommends that the Board first consider the Applicant's waiver requests from the site plan and subdivision submission requirements, noted above and as described in the applicant's Application for Waivers. If the Board denies any such waiver request, a finding that the application is incomplete would then be appropriate.

If the Board deems the application complete, the public hearing will be held at the next regular meeting of the Planning Board to be held on **April 13, 2020**.

**Attachments**

cc: Trustees of Dartmouth College c/o Danie Justynski (via e-mail)  
Michaels Student Living, LLC c/o Kristina Vagen (via e-mail)  
David Fenstermacher, P.E., VHB (via e-mail)  
Phil Hastings, Esq., Cleveland, Waters and Bass, P.A. (via e-mail)  
File

# APPLICATION FOR

SPECIAL EXCEPTION	<input type="checkbox"/>	<input checked="" type="checkbox"/> SITE PLAN REVIEW
VARIANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/> SUBDIVISION
MOTION FOR REHEARING	<input type="checkbox"/>	<input type="checkbox"/> LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	<input type="checkbox"/>	<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT

☐ OTHER \_\_\_\_\_

## PROPERTY OWNER (APPLICANT):

NAME: Trustees of Dartmouth College c/o Danie Justynski TEL #: 603.646.2654

MAILING ADDRESS: 4 Currier Place, Suite 305, Hanover, NH 03755

E-MAIL ADDRESS: ~~daniel.j.justynski@dartmouth.edu~~ info on app wrong-email is daniel.j.justynski@dartmouth.edu

## CO-APPLICANT, AGENT, OR LESSEE:

NAME: Michaels Student Living, LLC c/o Kristina Vagen TEL #: 856.341.4401

MAILING ADDRESS: PO Box 90708, Camden, NJ 08101

E-MAIL ADDRESS: kvagen@tmo.com

## PROJECT LOCATION:

TAX MAP #: 24 LOT #: 2 PLOT #: ZONE: R-1/R-3/RL-3

STREET ADDRESS OF PROJECT: 401 Mt. Support Road

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☒ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☒ NO  
**FLOOD PLAIN** ☐ YES ☒ NO

## SCOPE OF PROJECT:

Michaels Student Living is proposing the construction of a multi-family complex with associated parking, utilities, landscaping, and access.

## TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL  
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL  
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: \_\_\_\_\_

## SIGNATURE BLOCK:

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on March 9, 2020, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: [Signature] DATE: 2/9/2020

**NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW:** I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: [Signature] DATE: 2/9/2020

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
2/10/20	24/2	PB2020-	46,555.50	2/10/20	17558

07-SPR

(Last Revised 4/04/18)





February 10, 2020

Ref: 52621.01

Mr. David Brooks  
51 N Park Street  
City Hall, 1st Floor  
Lebanon, NH 03766

Re: Proposed Multi-Family Project  
401 Mt. Support Road  
Narrative for Site Plan and Subdivision Review

Mr. Brooks,

In support of the Site Plan Review and Subdivision Application, the following provides a summary for the above proposed new multi-family development.

### **Summary**

The Applicant, Michaels Student Living LLC, is proposing to construct a new multi-family complex with associated parking, utility improvements, landscaping, and pedestrian/vehicular access (the Project). As currently proposed, the Project's design is targeted towards Dartmouth College's graduate students and employees of the College and Dartmouth Hitchcock Medical Center being comprised of elevator served four (4) four-story apartment buildings consisting of approximately 309 units (with 638 bedrooms in total), a clubhouse housing amenities and management activities, and a small maintenance building, all be supported by 582 surface parking spaces.

The site, formerly known as Parcel #2 on Tax Map 24, is owned by the Trustees of Dartmouth College and site control will be provided to the Applicant by virtue of a long-term Ground Lease Agreement. It is currently vacant with a mix of open fields and woods and improved only by a small bike and walking trail that connects to the nearby Boston Lot Conservation Area and Upper Valley Mountain Bike Association trail system, which will, continue to run through the project site and will be supported by some trailhead parking spaces. The development program respects a 150-foot wildlife corridor running east to west along the southern portion of the development area. Wetlands are located on the site, accommodation for which, is described in further detail below. In total, the site encompasses 53.2 acres of sloping elevations with the development focused on approximately 18 acres. Please refer to the attached Site Plans for an overview of the Project.

**Engineers | Scientists | Planners | Designers**

2 Bedford Farms Drive  
Suite 200  
Bedford, New Hampshire 03110  
P 603.391.3900  
F 603.518.7495



### **Layout**

The site presented several physical characteristics that drove the presented design layout, including topography, wetlands, and the wildlife corridor. The design intent was to set the buildings within the existing topography while respecting the perimeter wetlands, maximizing the open spaces and connections between the buildings allowing for scheduled or spontaneous events that promote neighborly interaction in a "park-like" setting. Site circulation consists of a perimeter road to access the well distributed parking areas. A "spine" road is provided through the center of the buildings to accommodate emergency vehicles and provide relief to the vehicular movements in front of the buildings. At the front door of the site is a clubhouse with amenities for the residents, including a centralized mailbox area. Pedestrians can traverse the site through a series of walkways, which connect the buildings, and eventually lead to Mt. Support Road for access to the public transportation system and bike lane. The residents will also have access to the existing trail system located on the western portion of the site. Preserving the connection to, and interaction with, the natural setting was a driver in the siting of the buildings and the programming of pedestrian paths.

Please note that there is typically minor changes in building detail as projects advance from design development to construction level documents, as such on the site plans the latest footprints have been depicted, as well as a "permissible building area" line to accommodate minor adjustments to the final building layout.

### **Transportation**

Access to the Site will be provided via a main entrance at the center of the development. A secondary gated emergency access has been provided to the south of the entrance. Sufficient parking has been provided throughout the site. The road layout readily accommodates the circulation of regular resident multi-modal access and parking as well as the passage of the emergency vehicles and resident serving shuttle service, which will provide student convenient access to Dartmouth's Main Campus approximately 3 Miles away.

The Applicant will provide this shuttle service to its residents, free of charge, to maintain a connection to the Campus and its culture and to supplement the public transportation service afforded by Advance Transit's Blue Line which travels along Mt Support Road, Northward to the Medical Center and Southward towards the Timberwood community and Rt 120. The Applicant will work with Rapid Transit to determine if a new stop is appropriate in the area of the development, especially given other adjacent new multifamily properties in the works. A Traffic Impact and Access Study has been completed and is included with the Site Plan Application.

The shuttle's schedule will be design to accommodate the new community's residents' travel needs during the during evening, early morning, and weekend hours which are currently part of the Rapid Transit route schedule and also connect to stops currently not included like shopping destinations and the new Dartmouth Coach travel center in Lebanon. Two sheltered shuttle pick-up/drop off areas have been provided on site: 1) across club house at the entrance of the site, the "heart of the community" where the mailboxes and package room, amenities and management services will be housed, and another, 2) at the southern portion of the site, between buildings 2 and 3.





As previously mentioned, there is a dedicated bike lane on Mt. Support Road, as such the applicant will, as design developments, work to accommodate the many storage options contemplated in the planning staff's draft regulations for short term and long-term parking. Further, it is the Applicant's intent to reserve space in at least one of the buildings for a "bike repair" area, complete with an air compressor for tire inflation and a rack for changing tires and chains.

Though not included in the design at this time, the applicant has provided flexibility in the design to accommodate for the potential to add electric vehicle charging stations.

As the parking provided for this specific use exceed 120% (but less than 150%) of the parking requirement, the applicant is requesting Conditional Use Permit approval from the Planning Board for the total parking required.

### **Wetlands**

As there are existing wetlands on site, the project falls within the Wetlands Conservation District. The wetland in the southern portion of the site are listed on the High or Very High Value wetland inventory, as depicted on the Lebanon Wetland Overlay District Map, and therefore have an associated buffer. VHB field verified the wetland to the north of the high value wetland, which is separated by a well-defined trail, and is designated as Medium-low value. Based on the current conditions observed in the field, VHB's recent delineation connected the two previously separated wetlands, as the trail has deteriorated over time. Though hydrologically connected, the two areas would be classified differently under the Cowardin classification system, and their respective hydrological regimes and landscape characteristics would factor into their ecological integrity and functions and values on which the City's buffer designation is based. As a result of the observed contrast between the two wetlands, VHB has determined that the 100-foot buffer would not apply to the wetland to the north, even though it is contiguous with the southern wetland unit across the remnant trail. The third wetland was determined to be Medium-low value, consistent with the previous designations, is not listed on the inventory. These preliminary findings were documented via an email to David Brooks, Director of Planning & Zoning on January 15, 2020, in which the determination was conquered by Planning Staff.

All wetlands and buffers have been considered in the layout of the project with the intent of minimizing wetland impacts. Based on the proposed development, there will be minor impacts to the central wetland to accommodate the driveway, and along the perimeter due to grading. As it relates to the central wetland, the applicant does not intend to remove any of the vegetation within the wetland and will to maintain existing features, such as the stonewall along the edge. Though there are impacts, the project will fall under the NHDES Minimal Wetlands Impact threshold as there will be less than 3,000 SF of impact. In support of the wetlands application, the applicant will present to the Conservation Commission for comment and discussion. The applicant will request to be on the March 12, 2020 agenda. Following the meeting, the NHDES Wetlands Permit will be submitted to NHDES, with an anticipated approval in Spring/Summer 2020 to meet the College's Fall 2022 Academic Year Housing deadline.



### **Stormwater Management**

The Project will provide a stormwater management system to comply with the City of Lebanon and New Hampshire Department of Environmental Services (NHDES) regulations. To provide adequate water quality and water quantity control, improvements to the stormwater management will include new catch basins and a pipe network infrastructure that will direct the stormwater to a series of subsurface detention/filter systems to achieve water quality and quantity control. A comprehensive Stormwater Management Report has been completed and is included with this Site Plan Application. VHB has designed a similar system for a site in S. Burlington, VT and has presented the preliminary design to the NHDES stormwater engineer on February 7, 2020 for initial input, at which time they stated they were in agreement with the design. The team has completed its site specific soil mapping activities and intends to submit its NHDES Alteration of Terrain (AoT) Permit on or about February 24, 2020.

### **Utilities**

Access to utilities will be obtained by connecting to the existing utility infrastructure located within the Mr. Support Road.

#### **Water**

The project will tie into the 12" water main located within Mt. Support Road. An existing fire hydrant is located along the frontage of the site in close proximity to the main site access. Hydrant flow testing has been performed to confirm adequate pressure is available.

#### **Sewer**

The applicant applied for sewer allocation on January 1, 2020. Based on preliminary conversations with the City Engineers, it is anticipated that the project will receive the allocation requested. Under current conditions, the closest connection to the municipal system is located approximated 1,600 linear feet to the south adjacent to the Timberwoods development. At the time of this application, the Braverman project, located across the street from the site, is seeking approval to construct a sewer extension that would run southerly to connect to the existing system. The applicant is currently in communication with the Braverman team to negotiate a cost sharing agreement related to the extension as has been required by the City Engineer.

#### **Other Utilities**

Electrical service is anticipated to be provided by a new connection to the existing line in Mt. Support Road and initial conversations with the provider Liberty, have commenced. Telephone/CATV/Data will be connected via Mt. Support Road. Natural Gas is not available and will not be used at the project.





### **Landscape**

Landscaping will include a mix of native and acclimated/hardy deciduous and evergreen trees, shrubs, perennials groundcover and Spring bulbs. The proposed plant palette will provide year-round interest through seasonal changing of foliage, blooms, bark color and texture, winter berries and a variety of evergreen species. Plant material will be used to frame and enhance views as well as screen at grade emergency generators from public and patient viewing. The overall design intent is for the landscape to blend in with the existing campus character. In the areas around the wetlands and disturbed areas along the perimeter, the intent is to implement the use of conservation meadow mix, which will provide a natural "no-mow" growth for the benefit of any habitat.

A detailed Site Plan submittal package, complete with landscaping activities, is included with the Site Plan Application.

### **Snow Removal**

The applicant will also be the operator of the development and will implement their standard snow removal policy which is in place for their sites in similar climates. The plan includes stockpiling snow from smaller events in designated areas on the site, to be finalized following discussions with Conservation Commission and the Planning Board. The applicant will have a contract with a local firm to plow and haul the snow from larger storm events.

### **Construction Schedule**

Construction is anticipated to start in August of 2020 and take approximately 24-months to complete. The start of construction will include the installation of erosion control measure and site preparation work. As is standard practice for student-focused housing, it is the Applicant's intent to deliver the clubhouse approximately a year earlier than the units to commence marketing and unit lease up activities, aiming for a TCO in July of 2021. It is anticipated that the Final site work and landscaping improvements will be completed in Summer of 2022 and complete occupancy of all buildings anticipated for August 2022.



CLEVELAND, WATERS AND BASS, P.A.  
ATTORNEYS AT LAW

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(603) 224-6457 FACSIMILE  
HASTINGSP@CWBPA.COM

TWO CAPITAL PLAZA, P.O. Box 1137  
CONCORD, NEW HAMPSHIRE 03302-1137

ALSO ADMITTED IN MASSACHUSETTS

February 7, 2020

Lebanon Planning Board  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766  
Attention: Mr. David Brooks

**RE: Waiver Requests - Michaels Student Living, LLC  
401 Mount Support Road, Lebanon, N.H.  
Tax Map 24, Lot 2**

Dear Planning Board:

This letter is submitted on behalf of Michaels Student Living, LLC in connection with its application for site plan review and subdivision approval for the project (the "Project") shown on the plan set entitled "Proposed Multi-Family Housing Project, 401 Mount Support Road, Lebanon, Grafton County, New Hampshire", 36 sheets, dated February 10, 2020, prepared by vhb (the "Plans"). For the reasons set forth below, we ask the Planning Board for waivers with respect to: (1) the requirement for Design Review of a Preliminary Layout under Section 10.2 of the Subdivision Regulations; and (2) application fees for Final Review of a Major Subdivision of \$45,975 under Section 7.2 of the Subdivision Regulations and Fee Schedule (revised as of January 28, 2019).

#### Facts and Background

As shown on the Plans, the Project consists of 309 proposed apartment units in four (4) separate buildings, a clubhouse, an operations building and related parking and other improvements on an approximately 53 acre site. The Project is being designed in coordination with Dartmouth College primarily for graduate student housing. Although all of the improvements will be on a single lot of record and will be subject to site plan review under the City's Site Plan Review Regulations, we understand that the City considers any development with four (4) or more separate buildings to be a "Major Subdivision", subject to the City's Subdivision Regulations, including the requirements for a Design Review of a Preliminary Layout pursuant to Section 10.2 of those regulations.



In addition, as a Major Subdivision, we understand that the City calculates the application fee under Section 7.2 of the Subdivision Regulations and the approved Fee Schedule (in addition to the standard filing, advertising and notification fees) as if each proposed apartment unit in the Project is a separate "lot", resulting in a fee of \$45,975 in this case (i.e., \$75 for each of the first five apartment units and \$150 for each the additional 304 apartment units). If the fees are calculated on the basis of gross floor area as with a standard site plan review, the application fee would be only \$75 per 1,000 square feet (i.e., \$21,778).

#### Grounds for Waiver

The Planning Board has the authority to waive or modify any part of the Subdivision Regulations under Section 7.15 of the Subdivision Regulations when: "(A) Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or (B) Specific circumstances relative to the subdivision... indicate that the waiver will properly carry out the spirit and intent of the regulations." In addition, pursuant to Section 10.2.F. of the Subdivision Regulations, the Planning Board may waive the specific requirement for Design Review of a Preliminary Layout when the board determines that "the specific circumstances of a proposed subdivision application do not require such review..."

(1) Design Review of a Preliminary Layout. Due to the severe shortage in the housing supply in the Upper Valley, it is in the College's, the developer's, the City's and the general public's interest to complete the Project in the most expeditious manner possible. The College and the developer are working to ensure that the Project will be approved by the summer of 2020, with construction proceeding thereafter and to be completed in time for occupancy at the beginning of the 2021 academic year. Strict compliance with the requirement for Design Review of a Preliminary Layout will likely cause delays in the permitting process, which may cause occupancy to not occur until the beginning of the 2022 academic year. This would have a significant impact on the developer, the College and the graduate students who will be relying on this housing option. On the other hand, failure to adhere to this specific requirement in this case will not limit the Planning Board's ability to thoroughly and completely review the Project for compliance with the Subdivision Regulations as final plat review will be done concurrently with a comprehensive site plan review under the Site Plan Review Regulations. For these reasons, it would be appropriate for the Planning Board to grant the Project a waiver of Design Review of a Preliminary Layout under Section 10.2 Subdivision Regulations.

(2) Application Fee for Final Review of a Major Subdivision. The Planning Board's authority to charge the applicant for subdivision or site plan approval derives from RSA 676:4, I(g). That statute gives the board the authority to impose "reasonable fees in addition to fees for notice... to cover its administrative expenses and costs of special investigative studies, review of documents and other matters which may be required by particular applications." In this case,

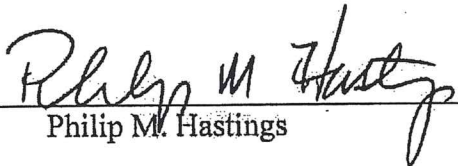
February 7, 2020

Page 3

imposing a fee tied to the number of apartment units is arbitrary, unreasonable and bears no rationale connection to the legitimate administrative expenses that the City will occur in its review of the Project. Although the Project may technically be considered a "subdivision" for purposes of the Planning Board's review under the Subdivision Regulations, it is not a subdivision in the conventional sense – no separate, legal lots of record are being proposed and the ownership interest in the entire property will remain in a single entity. The fee is also arbitrary in that the Planning Board would review a project with the same number of units in a single building with the same total gross floor area as only a site plan review, not a subdivision. In that case, as noted above, the application fee would be approximately \$24,000 less than what is being imposed here. Similarly, the applicant is arbitrarily being penalized for having more one and two bedroom apartment units than larger units; buildings with the same footprints and gross floor area but relatively fewer apartment units would generate a lower application fee than what is sought in this case. Finally, the scope of the City's review, and the administrative expense involved, in this case will be same whether it is treated as single lot or multiple lots. For these reasons, it would be appropriate for the Planning Board to waive the application fee for the Project to the extent that it exceeds the amount the City would charge as an application fee if the Project were only required to undergo site plan review.

We would be happy to address the foregoing requests at the Planning Board's consideration of the completeness of the application, which we understand is expect to be on March 9, 2020. Please let me know if you have any questions on this matter in the meantime.

Respectfully Submitted,  
MICHAELS STUDENT LIVING, LLC  
By Its Attorneys,  
CLEVELAND, WATERS AND BASS, P.A.

By:   
Philip M. Hastings

PMH/mr

4839-1884-3827, v. 1





## City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

### **PROJECT INFORMATION**

Name of Applicant: Michaels Student Living, LLC c/o Kristina Vagen

Project Name: Proposed Multi-Family Housing Project

Project Address: 401 Mt. Support Road, Lebanon, NH 03756

### **WAIVER REGULATIONS**

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

### **WAIVER REQUEST(S)**

#### **I (we) hereby request a Waiver from:**

*[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]*

1. Section 10.2 of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

See attached letter entitled "Waiver Requests - Michael Student Living LLC" prepared by Phil Hastings of Cleveland, Waters and Bass, P.A. dated February 7, 2020 for detail.

2. Section 7.2 of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

See attached letter entitled "Waiver Requests - Michael Student Living LLC" prepared by Phil Hastings of Cleveland, Waters and Bass, P.A. dated February 7, 2020 for detail.

10.4.A(1)f

3. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.A(1)f - Topographic contours are not included on the Subdivision Plan, but have been included in the accompanying Site Plan Application in the drawing entitled SV-1 Existing Conditions Plan, prepared by a Glen Johnson, LLS of VHB.

10.4.A(1)g

4. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.A(1)g- As the Subdivision Plan encompasses nearly 54 acres and depicts the existing structures, roads, easements and trails on the property, a waiver for depicting additional features within 200 feet would continue to carry out the spirit of the intent of the regulations.

10.4.A(1)h

5. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.A(1)h- The Subdivision Plan will depict the wetlands delineated by Kris Wilkes, CWS, of VHB, as well as additional natural features. A review of the City of Lebanon wetland database indicated that there are no high-value wetlands on abutting properties that would carry the 100-ft buffer. As such, depicting the wetlands within the property are appropriate and waiver for locating wetlands within 200 feet would continue to carry out the spirit of the intent of the regulations.

10.4.A(1)i

6. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.A(1)i - The Subdivision Plan depicts water mains and culverts in the roadway directly adjacent to the site to demonstrate connections to the municipal systems. A waiver for locating all additional infrastructure within 200 feet would continue to carry out the spirit of the intent of the regulations.

10.4.B(1)(b)

7. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(b) - As the site is remaining a single lot, there are no proposed streets or right-of-ways to depict on the Subdivision Plan.

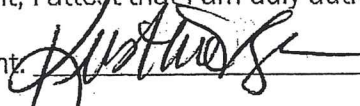
10.4.B(1)(c)

8. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(c) - As the site is remaining a single lot, there are no proposed streets or right-of-ways to depict profiles or cross-sections for on the Subdivision Plan..

**SIGNATURE**

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: 

Date: 2/9/20



10.4.B(1)(d)

9. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(d)- Information related to the connection of water lines to the municipal system are included in the associated Utility Plans and Site Details as part of the accompanying Site Plans prepared and submitted for Site Plan Review.

10.4.B(1)(e)

10. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(e)- Information related to the storm drainage design are included in the associated Grading and Drainage Plans and Site details as part of the accompanying Site Plans prepared for Site Plan Review.

10.4.B(1)(f)

11. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(f) - There are no proposed bridges or culverts associated with the project, as such nothing to depict on the Subdivision Plans.

10.4.B(1)(g)

12. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(g)- Information related to the telephone, cable, and electric utilities are included in the associated Utility Plans and Site Details as part of the accompanying Site Plans prepared and submitted for Site Plan Review.

10.4.B(1)(h)

13. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(h)- At this point there is no land to be dedicated to public use.

10.4.B(1)(i)

14. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

10.4.B(1)(i)- Traffic control devise locations have been included in the associated Layout and Materials Plan as part of the accompanying Site Plans prepared and submitted for Site Plan Review.

**SIGNATURE**

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: \_\_\_\_\_

Date: 2/9/20

5.1.E(7)

15. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

5.1.E(7)- As the Existing Conditions Plan (SV-1) encompasses nearly 54 acres and depicts the existing structures on the property, a waiver for depicting additional features within 200 feet would continue to carry out the spirit of the intent of the regulations.

5.1.E(15)

16. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

5.1.E(15)- The intent of the project is to utilize the existing wooded areas along the perimeter, which extends over 200 feet in some areas. As such, a waiver from the calculation is being requested.

5.1.E(16)

17. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

5.1.E(16)- The Site Plans depict the existing and proposed drainage facilities within the property limits and within the adjacent roadway area, a waiver for depicting additional features within 200 feet would continue to carry out the spirit of the intent of the regulations.

Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

## **SIGNATURE**

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: \_\_\_\_\_

Date: 2/9/20



**CITY OF LEBANON, NH  
SITE PLAN REVIEW REGULATIONS  
TECHNICAL CHECKLIST**

**PROJECT NAME:**

Proposed Multi-Family Housing Project - 401 Mt. Support Road

**APPLICANT:**

Michaels Student Living LLC

**DATE:**

February 10, 2020

**GENERAL SUBMISSION REQUIREMENTS:**

**All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:**

- ☒ A properly completed and signed Application Form. [§5.1.A]
- ☒ The appropriate filing fees. [§5.1.B]
- ☒ A written project description. [§5.1.C]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]
- ☒ A completed and signed Technical Checklist. [§4.7.B]  
*[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]*
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§5.1.E]  
*[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]*
- ☒ A digital copy of Site Plan drawings in .PDF format. [§5.1.F]

**NOTE:** Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.



## PLAN SUBMITTAL TECHNICAL CHECKLIST:

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

Page 2 of 10



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<b>5.1.E(4) (continued) -</b> e. The following basic site information in <b>TABLE FORM</b> : 11. Maximum allowable lot coverage with existing and proposed calculations; 12. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction.	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  N/A
<b>5.1.E(5)</b> - Current survey certified by a land surveyor licensed in NH, depicting perimeter boundaries of the lot(s), with compass bearings, distances, and lot areas, and depicting the location of existing improvements on property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(5)</b> - Width and location of rights-of-way and/or easements on property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(6)</b> - Existing and proposed grades, including topographic contours with spot elevations, (referenced to USGS or FEMA Flood Insurance Rate Map datums, as appropriate) prepared by a professional engineer or land surveyor licensed in NH. (Where grades are less than 20%, contours shall be at 2 ft. intervals; otherwise they shall be at 5 ft. intervals.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(7)</b> - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.1.E(7)</b> - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(8)</b> - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(8)</b> - Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(9)</b> - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(9)</b> - Location of roads, streets, and driveways within 200 feet of property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(10)</b> - Proposed streets, driveways, parking spaces, and sidewalks, with indication of direction of travel, width, and inside radii of all curves.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(10)</b> - Parking spaces shall be numbered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(10)</b> - Loading spaces and facilities used with any structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(10)</b> - Total square footage and percentage of lot covered by impervious surfaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(11)</b> - Size and location of all existing and proposed public and private utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<u>5.1.E(12)</u> - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type and wattage of all exterior free-standing lighting or building-mounted fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(12)</u> - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(12)</u> - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(12)</u> - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(13)</u> - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(13)</u> - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(14)</u> - 100-yr flood elevation, floodway, and floodplain limits, where relevant.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(15)</u> - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(15)</u> - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(15)</u> - Calculations for square footage of perimeter landscaping.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>5.1.E(15)</u> - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(16)</u> - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>5.1.E(16)</u> - Plans for retention, detention, slow release, and treatment of storm water shall be provided, where necessary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(16)</u> - Drainage plans prepared by a professional engineer registered in NH, whose seal and signature shall appear on plan(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(17)</u> - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
<u>5.1.E(18)</u> - Plans for snow removal and storage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(19)</u> - Plans showing automobile, public transit, bicyclist, and pedestrian access and circulation, including means of access to site and any proposed changes to existing public streets or sidewalks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5.1.E(19)</u> - Any traffic control devices necessary in conjunction with site development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST & STORMWATER CHECKLIST

<b>5.1.E(19)</b> - Location of existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<b>5.1.E(20)</b> - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, and other site systems or structures. (NOTE: Ordinarily, only two sets of construction drawings shall be provided.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(20)</b> - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval is granted by the City Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(21)</b> - Where applicable, phasing lines and schedules for construction and completion of buildings, parking facilities, landscaping, and other required improvements.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(22)</b> - For multi-family structures, plans for on-site recreational facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.E(23)</b> - Plans for fire protection, if the site is not connected to a City water main.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<b>Supporting Documents and Information, Where Applicable</b>	<b>Info. Provided</b>	<b>Not Applicable</b>
<b>5.1.G(1)</b> - Drainage calculations and a drainage plan shall be submitted to support the drainage plan. The plan and calculations shall be prepared by a professional engineer registered in New Hampshire.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.G(2)</b> - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.1.G(3)</b> - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By: ALZ

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO Checked by: \_\_\_\_\_

(Last Revised 07/01/2019)



**CITY OF LEBANON, NH  
SITE PLAN REVIEW REGULATIONS**

**CITY OF LEBANON, NH  
STORMWATER REVIEW REGULATIONS  
TECHNICAL CHECKLIST**

**PROJECT NAME:**

Proposed Multi-Family Housing Project - 401 Mt. Support Road

**APPLICANT:**

Michaels Student Living LLC

**DATE:**

February 10, 2020

**STORMWATER GENERAL SUBMISSION REQUIREMENTS:**

All applications to the Planning Board must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.C] Submissions must be accompanied by the following stormwater material and information or review of the application may be delayed.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article VI of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

**STORMWATER SUBMITTAL TECHNICAL CHECKLIST:**

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

Plan Requirements	Info. Provided	Waiver Sought
<b>6.6.C.1 (1)</b> - An Existing Conditions S.M.P showing all pre-development:		
a. Surface water bodies and wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Drainage patterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Flood plains and floodways (with elevations)	N/A <input type="checkbox"/>	<input type="checkbox"/>
d. Watershed boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Buffer zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Topographic contours with minimum 2-foot intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Buildings / structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Soils information with coding as HSG-A, B, C, or D (High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. The plan shall also include the following elements:		
a. scale bar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. title block with project name	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. applicant's name	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. map and parcel number	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. designer's stamp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. soil and/or wetland scientist's stamp (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. locus plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. notes with datum and other plan references	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. instructions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. detail descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

<p><b>6.6.C.1 (2)</b> - A Proposed Conditions SMP showing all proposed post-development temporary and permanent stormwater management system elements, erosion and sediment control Best Management Practices (BMP), and all important hydrologic features. The Proposed Conditions S.M.P must be at the same scale as the Existing Conditions SMP, with consistent title block, plan features, and descriptors including but not limited to the following:</p> <p>a. Existing and proposed topographic contours (2-foot minimum contour interval; 1-foot contour intervals may be required for sites with limited relief and/or where proposed stormwater outfalls are located adjacent to buffer zones.</p> <p>b. Proposed areas of disturbance with total area of disturbance clearly labeled in square feet</p> <p>c. Existing and proposed buildings and structures</p> <p>d. Stormwater discharge locations labeled and matched to the drainage analyses</p> <p>e. Wells and sanitary protective radii, if applicable</p> <p>f. Septic systems, if applicable</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<p>g. Plan references and notes (including sequence of soil disturbance)</p> <p>h. Proposed and existing public and private utilities</p> <p>i. Proposed project components to become property of or the responsibility of the City shall be labeled as such</p> <p>j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled.</p> <p>k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate.</p> <p>l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP.</p> <p>The Existing Conditions SMP &amp; the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

<p><b>6.6.C.2</b> - In addition to the above described SMP plan sheets, the following SMP supplemental information is required:</p> <p>1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - <a href="http://precip.eas.cornell.edu">http://precip.eas.cornell.edu</a>.</p> <p><i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<p>2. A drainage analysis results summary tabulated (pre &amp; post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.</p> <p>3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)</p> <p>4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations &amp; Maintenance Plan for detailed requirements).</p>	<p style="text-align: center;"> <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/> </p>	<p style="text-align: center;"> <input type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/> </p>

#### **6.6.D - Phased Development:**

N/A	<input type="checkbox"/>
-----	--------------------------

Completed By: ALT

Date Received\_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO Checked by:\_\_\_\_\_

Page 10 of 10



**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST**  
**PRELIMINARY MAJOR SUBDIVISION**

**PROJECT NAME:**

Proposed Multi-Family Housing Project - 401 Mt. Support Road

**APPLICANT:**

Michaels Student Living LLC

**DATE:**

February 10, 2020

**GENERAL SUBMISSION REQUIREMENTS:**

**All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:**

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]  
*[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]*
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§10.4.A(1)]  
*[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]*
- ☒ A digital copy of Subdivision plan in .PDF and .DWG format. [§10.4.A(2)]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.



**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**PRELIMINARY MAJOR SUBDIVISION**

**PLAN SUBMITTAL TECHNICAL CHECKLIST:**

**NOTE:** Preliminary Major Subdivision plans shall include the information described below pursuant to Section 10 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§10.4.A(3)]

<b>Plan Requirements</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<b>10.4.A(1)(a) -</b> - Proposed subdivision name or identifying title; - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>10.4.A(1)(b) -</b> Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10.4.A(1)(c) -</b> Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10.4.A(1)(d) -</b> Zoning District in which the subdivision is located, including district boundaries if in more than one district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10.4.A(1)(e) -</b> Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**PRELIMINARY MAJOR SUBDIVISION**

<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<u>10.4.A(1)(f)</u> - Topographic contours, at intervals of 5 feet or less, including spot elevations on existing roads and a grading plan, if natural contours are to be changed by more than 2 feet. All contours and spot elevations shall be referenced to USGS or FEMA FIRM datums, as appropriate. Existing topographic information shall be prepared by a professional engineer or licensed land surveyor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.A(1)(g)</u> - Location of existing structures, roads, easements, and trails on the property and within 200 feet of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.A(1)(h)</u> - Location of existing natural features, such as permanent or intermittent watercourses, marshes, lakes, ponds, flood plains, wetlands, rock outcrops, wooded areas, and other significant features on the property and within 200 feet of the property. Indicate the approximate limits of clearing and those natural features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.A(1)(i)</u> - Location of existing water and wastewater mains, culverts, and drains on the property and within 200 feet of the property with sufficient information, including pipe sizes and direction of flow, to allow the subdivision to be viewed in the context of existing City utilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.A(1)(j)</u> - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(1)(a)</u> - Proposed lot lines and rights-of-way, with bearings and distances, and areas of each lot in square feet and acres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(1)(b)</u> - Approximate width, location, and grades of all proposed streets or road rights-of-way.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(c)</u> - Preliminary profile of streets and cross-sections for construction of streets and sidewalks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(d)</u> - Approximate location and size of all proposed water lines, valves, hydrants, wastewater lines, manholes, and connections to existing public or private utility lines. Alternate means of water supply or wastewater disposal and treatment, including data on soil tests and preliminary designs and locations, shall be provided if existing municipal systems are not available.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(e)</u> - Preliminary storm drainage plan, indicating the approximate location and size of proposed catch basins, manholes, drainage lines, ditches, retention, detention, or infiltration systems and their profiles, connections to existing lines or ditches, and all other means of storm water management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(f)</u> - Location and preliminary design of any proposed bridges or culverts.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(g)</u> - Preliminary plan for existing and proposed telephone, cable, and electric utilities, including municipal fire alarm systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**PRELIMINARY MAJOR SUBDIVISION**

<b>Plan Requirements (cont.)</b>	<b>Info. Provided</b>	<b>Waiver Sought</b>
<u>10.4.B(1)(h)</u> - Preliminary location of proposed recreational or open space areas, including land proposed to be dedicated to public use. The plan shall also indicate the location of all existing publicly accessible recreation or open space areas within 1/4 mile (1,320 feet) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(i)</u> - Location of any proposed traffic control devices necessary in conjunction with the subdivision, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>10.4.B(1)(j)</u> - Phasing lines, where applicable.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<b>Supporting Documents and Information, Where Applicable</b>	<b>Info. Provided</b>	<b>Not Applicable</b>
<u>10.4.B(2)(a)</u> - Preliminary statement of the anticipated work required on existing streets and other off-site improvements to meet the minimum standards set forth in the Regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(2)(b)</u> - Information and impact statements required by all applicable portions of Section 12 of the Regulations. (NOTE: The Board may require the applicant to pay reasonable fees to cover the City's administrative expenses and costs of investigative studies and/or peer reviews with regard to the impact statements as provided in Section 7.7.F of the Regulations.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(2)(c)</u> - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	N/A <input type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(2)(d)</u> - If a subdivision is to be served by public water supply or public wastewater services, the applicant shall provide a statement from the City Engineer attesting to the availability of such services. The applicant shall also provide a statement of methods of sanitary wastewater estimations and computations therefor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(2)(e)</u> - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**PRELIMINARY MAJOR SUBDIVISION**

Supporting Documents and Information, Where Applicable (cont.)	Info. Provided	Not Applicable
<u>10.4.B(2)(f)</u> - For any subdivision of 20 or more lots, plats, sites, units, or other divisions of land, the applicant shall request a letter from Advance Transit, or other local public transportation providers, stating whether, in the opinion of the transit provider, public transportation service can be adequately provided to the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(2)(g)</u> - A drainage analysis map and computations for the watershed area appropriate to the scale of the development and the scope of the project as determined by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.4.B(2)(h)</u> - Where a phased development is proposed, a preliminary schedule for construction and completion of streets, utilities, and other required infrastructure improvements.	N/A <input type="checkbox"/>	<input type="checkbox"/>

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 10 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By:                     *ALZ*                    

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO      Checked by: \_\_\_\_\_

(Last Revised 05/23/13)



# Site Plans

Issued for	Permitting
Date Issued	February 10, 2020
Latest Issue	February 10, 2020

## Proposed Multi-Family Housing Project

401 Mount Support Road  
Lebanon, Grafton County,  
New Hampshire

### Owner

Trustees of Dartmouth College  
4 Currier Place  
Suite 305  
Hanover, NH 03755

### Applicant

Michaels Student Living LLC  
PO Box 90708  
Camden, NJ 08101

### Assessor's Map: 24

### Lot: 2

#### Zoning Summary Chart

Zoning District(S):	Residential One (R-1)	
Overlay District(S):	None*	
Zoning Regulation Requirements	Required**	Provided
MINIMUM LOT AREA	10,000 SF	53.31 ± Acres
FRONTAGE	None	40 Feet
FRONT YARD SETBACK	20 Feet	119 Feet
SIDE YARD SETBACK	15 Feet	35 Feet
REAR YARD SETBACK	20 Feet	224 Feet
MINIMUM LOT WIDTH	75 Feet	471 Feet
MAXIMUM BUILDING HEIGHT	45 Feet	44.17 Feet
MAXIMUM BUILDING COVERAGE	25%	3.64% ***
BUILDING COVERAGE ****	N/A	84,480 SF ***
IMPERVIOUS COVER	N/A	N/A
GROSS FLOOR AREA	N/A	316,695 SF
USE	N/A	Residential Housing

\* PROPERTY IS PARTLY LOCATED WITHIN THE WETLAND CONSERVATION DISTRICT ZONING OVERLAY  
\*\* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN CITY OF LEBANON ZONING ORDINANCE ADOPTED 1/16/13 REVISED 3/3/19.  
\*\*\* SUMMATION OF AREA OF ALL THE BUILDINGS = 1.94 ACRES OR 84,480 SF

#### Table Of Contents

Sheet No.	No.	Drawing Title	Latest Issue
1	C-0	Cover Sheet	February 10, 2020
2	C-1	Legend and General Notes	February 10, 2020
3	C-2	Overall Site Plan	February 10, 2020
4-8	C-3.0 - 3.4	Layout and Materials Plans	February 10, 2020
9-13	C-4.0 - 4.4	Grading, Drainage, and Erosion Control Plans	February 10, 2020
14-18	C-5.0 - 5.4	Utility Plans	February 10, 2020
19-25	C-6.1 - 6.7	Utility Profile Plans	February 10, 2020
26-30	C-7.1 - 7.5	Site Details	February 10, 2020
31	L-1.0	Planting Plan	February 10, 2020
32	L-2.0	Tree Shading Plan	February 10, 2020
33	L-3.0	Planting Details	February 10, 2020

#### Parking Summary Chart

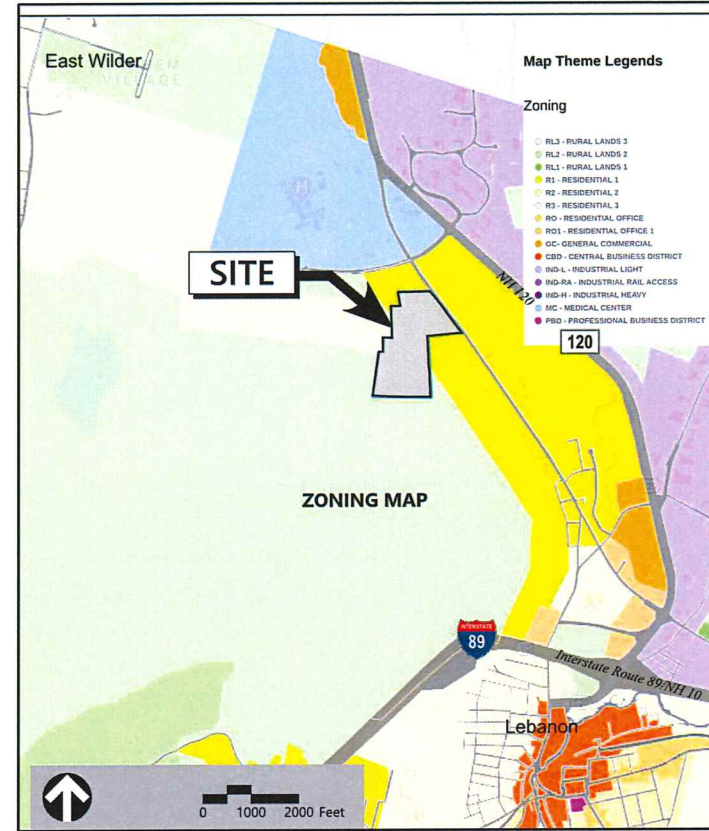
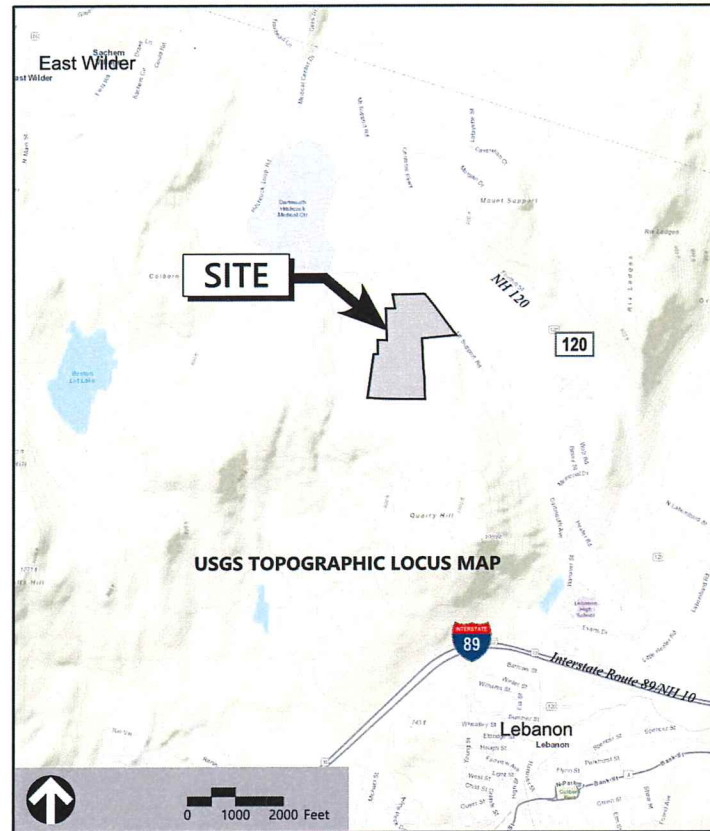
Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	-	342
COMPACT SPACES*	9 x 16	9 x 16	-	223
STANDARD ACCESSIBLE SPACES	8x18	8x18	-	13
VAN ACCESSIBLE SPACES	8x18	8x18	-	4
TOTAL SPACES			468	582 **

#### Parking Requirements (Per Building):

DWELLING/APARTMENT, ONE BEDROOM AND UP	312	x	1.5 Spaces	/	1	=	468 SPACES
TOTAL PARKING REQUIRED = 468 SPACES							

\* COMPACT SPACES SHOWN REPRESENT THE ALLOWED 16-FT LENGTH FOR PARKING SPACES THAT HAVE A 2' MINIMUM OVERHANG PROVIDED.

\*\* CONDITIONAL USE PERMIT (CUP) REQUESTED FOR GREATER THAN 120% OF THE REQUIRED PARKING (125% PROPOSED)



#### Table Of Contents

Sheet No.	No.	Drawing Title	Latest Issue
34	SL-1.0	Photometric Plan	February 10, 2020
35	SL-2.0	Site Lighting Details	February 10, 2020
36	Sv-1	Existing Conditions Plan of Land	February 10, 2020
37	PL-1	Property Line Plan	February 10, 2020
38		Subdivision/Site Plan	February 10, 2020
39	1-A1	Building 1 - Exterior Elevations	February 10, 2020
40	1-A2	Building 1 - Exterior Elevations	February 10, 2020
41	2-A1	Building 2 - Exterior Elevations	February 10, 2020
42	2-A2	Building 2 - Exterior Elevations	February 10, 2020
43	3-A1	Building 3 - Exterior Elevations	February 10, 2020
44	3-A2	Building 3 - Exterior Elevations	February 10, 2020
45	4-A1	Building 4 - Exterior Elevations	February 10, 2020
46	4-A2	Building 4 - Exterior Elevations	February 10, 2020

#### Accessible Parking Summary Chart (Overall)

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD ACCESSIBLE SPACES	8 x 18	8 x 18	10	13
VAN ACCESSIBLE SPACES*	8 x 18	8 x 18	2*	4
TOTAL SPACES			12	17

\* 12 / 6 = 2 VAN ACCESSIBLE SPACES PER ADA



2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900

### Surveyor

Glen Johnson, L.L.S.  
2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900

### Architect

JSA Inc  
273 Corporate Drive  
Suite 100  
Portsmouth, NH 03801  
603.436.2551

### Civil Engineer

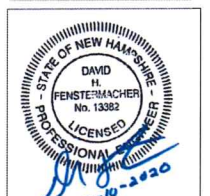
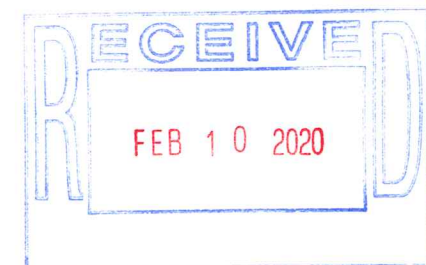
David Fenstermacher, P.E.  
2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900

### Landscape Architect

Erik Bednarek, RLA  
101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770

### Wetland Scientist

Kristopher Wilkes, CWS, CPESC  
2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900

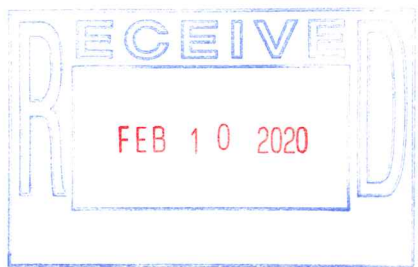


Sheet 01 of 46





2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900



## Proposed Multi-Family Housing Project

401 Mount Support Road  
Lebanon, New Hampshire

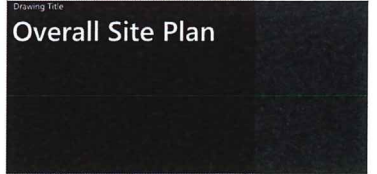
No.	Revision	Date	Appvd.

Designed by SJH	Checked by DHF
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Issued for  
Permitting

Date  
February 10, 2020

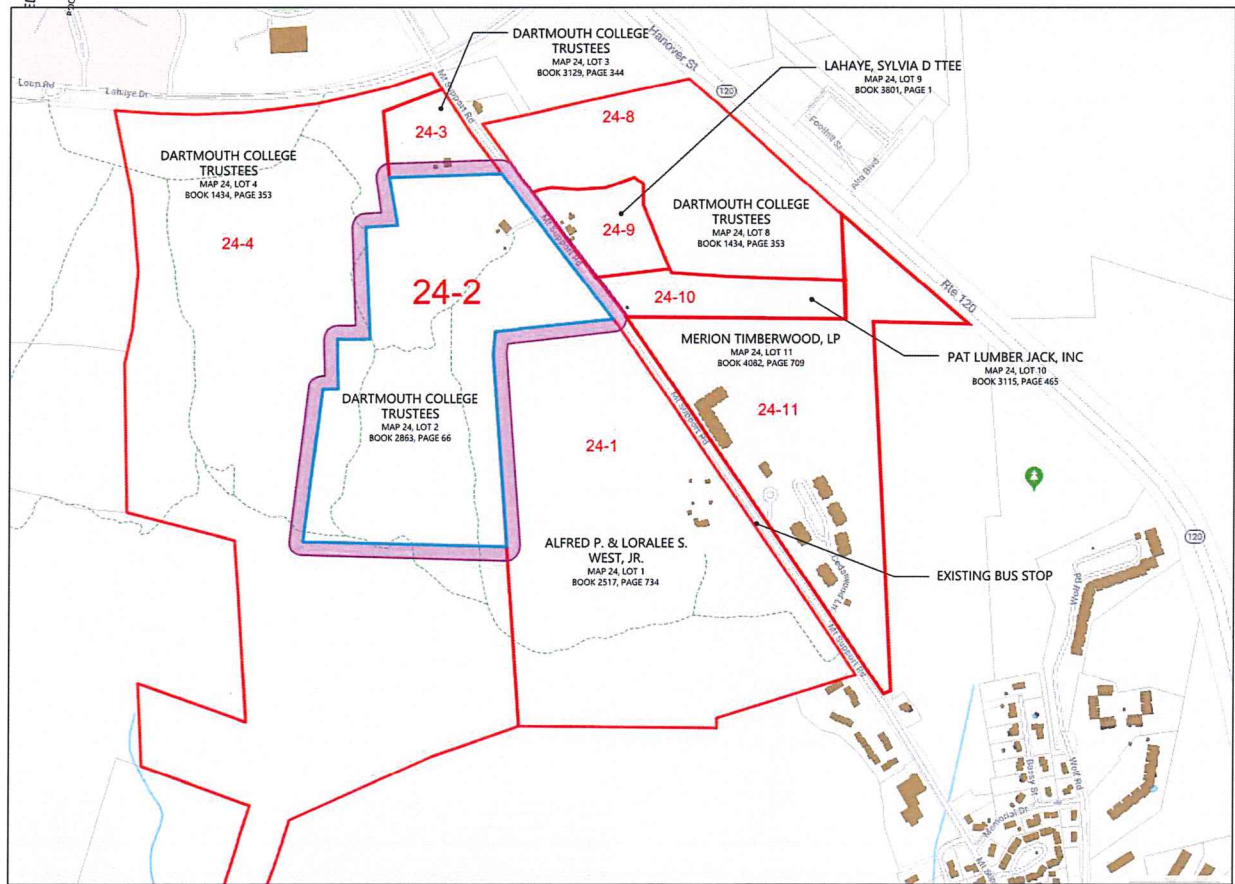
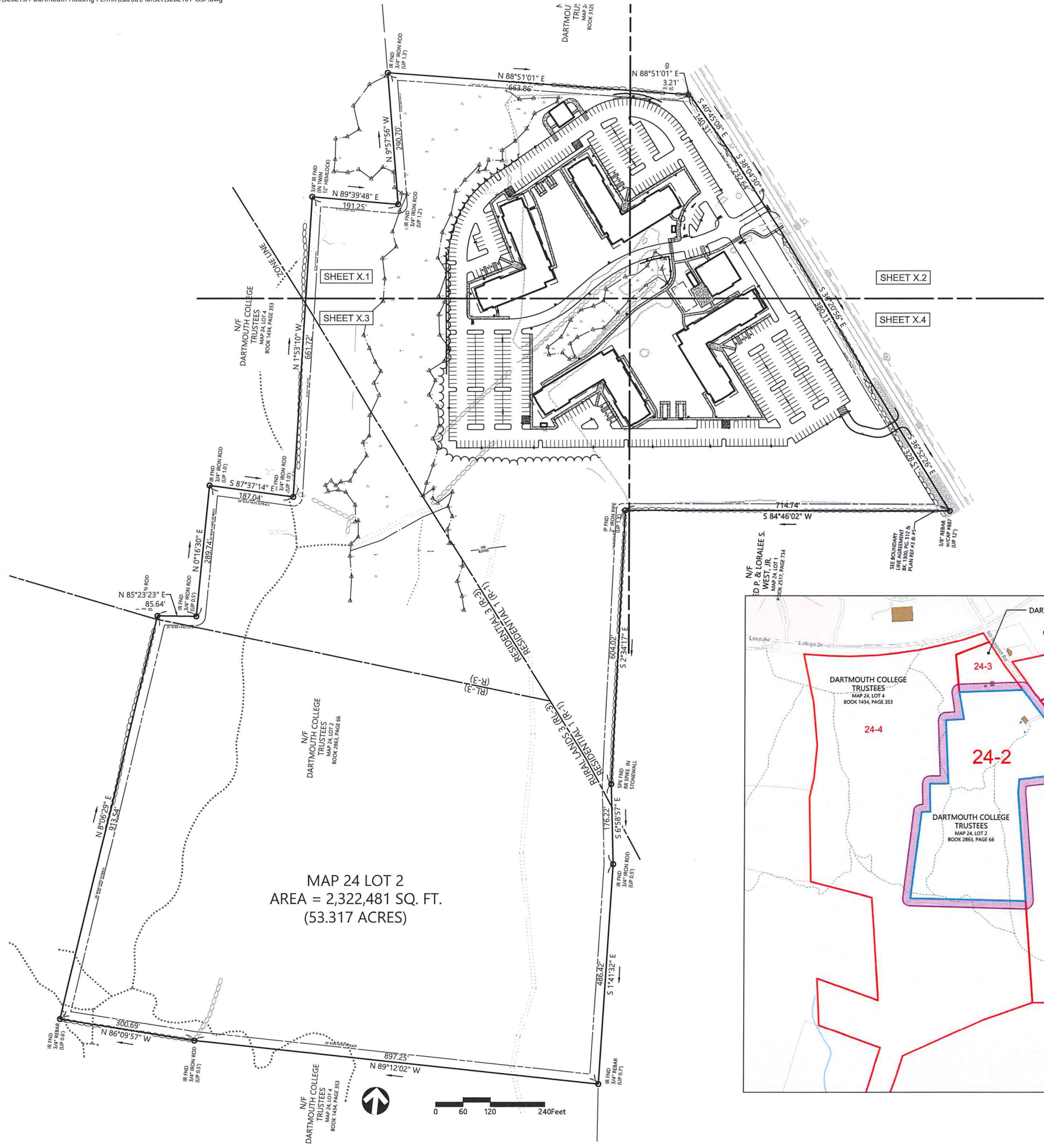
Not Approved for Construction



Drawing Number  
**C-2**

Sheet  
03 of 46

Project Number  
52621.01



Abutters Map  
1" = 565'

MAP 24 LOT 2  
AREA = 2,322,481 SQ. FT.  
(53.317 ACRES)



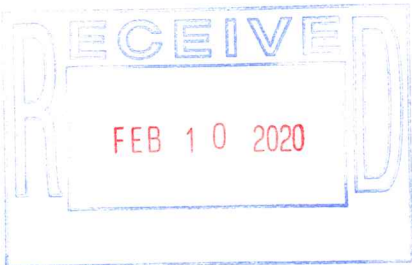




2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900

### Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	
R5-1	30"	30"	
R7-1	12"	18"	
R7-8	12"	18"	
R7-8P	12"	6"	



0 25 50 100 Feet

## Proposed Multi-Family Housing Project

401 Mount Support Road  
Lebanon, New Hampshire

No.	Revision	Date	Appd.

Designed by: SJH  
Checked by: DHF

Issued for: Permitting  
Date: February 10, 2020

Not Approved for Construction

Layout and Material Plan



Drawing Number  
**C-3.0**

Sheet 04 of 46

Project Number  
52621.01

